

IN RE: PETITION FOR ZONING VARIANCE  
SW/S Intersection of Mill Run  
Circle and Red Run Blvd.  
(10413 Mill Run Circle)  
4th Election District  
3rd Councilmanic District  
Owings Mills Ltd. Partnership  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-41-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests zoning variances from Section 207.4.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building setback of 15 ft. from a lot line, other than the street line, in lieu of the required 50 ft. and, a zoning variance from Section 207.4.C.2 to permit a building setback of 0 ft. from a street in lieu of the required 50 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Owings Mills Limited Partnership, by Glusola O. Seriki on behalf of the Rouse Company at Owings Mills, Inc., appeared, testified and was represented by Stuard D. Kaplow, Esquire. Also appearing on behalf of the Petitioner was George E. Gavrelis, a professional Land Planner. There were no Protestants.

Testimony indicated that the subject property is a tract of land located and lying along Red Run Boulevard on the southwest side of the intersection with Mill Run Circle and that of the 6.96 acres +/- net site area, 6.66 acres +/- is zoned O.T. and 0.30 acres +/- is zoned B.M.-C.T. The Petitioner proposes construction of twin seven story general office buildings and an adjoining accessory four level parking structure, as described in Petitioner's Exhibit No. 1.

Testimony presented both by Mr. Gavrelis and Mr. Seriki indicated that the request variances were required due to the unique physical conditions, including irregularity, narrowness and shallowness of lot and shape and exceptional topographical and other physical conditions peculiar to and inherent in the subject property. Testimony made clear that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the aforesaid setback requirements.

Comments of the Zoning Plans Advisory Committee and particularly the July 30, 1990 memorandum from Arnold F. Keller, III, Deputy Director of the Office of Planning and Zoning, referenced the many meetings that had been held with representatives of the Petitioner with respect to design alternatives for the proposed general office building and parking structure. The alternative acceptable to the Office of Planning and Zoning enables the variance requested for the building setback along Red Run Boulevard to be 20 feet from a street line and not the 0 feet originally requested in lieu of the required 50 feet. That alternative maintains the building setback of 15 feet from the lot line other than a street line in lieu of the required 50 feet for the other variance requested.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App.

28 (1974).

It is clear from the testimony that if the variances are granted in part, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted in part. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted, in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of February, 1991 that a Petition for a Zoning Variance from Section 207.4.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building setback of 15 ft. from a lot line, other than the street line, in lieu of the required 50 ft., in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED; and;

IT IS FURTHER ORDERED that a zoning variance from Section 207.4.C.2 to permit a building setback of 0 ft. from a street in lieu of the required 50 ft. is hereby DENIED; and,

IT IS FURTHER ORDERED that a building setback of 20 ft. from a street line in lieu of the required 50 ft., as indicated on Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Any application for building permit shall reference this case and the decision of this date.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mmn  
cc: Peoples Counsel

-4-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

February 25, 1991

Stuart H. Kaplow  
Frank, Bernstein, Conway and Goldman  
210 W. Pennsylvania Avenue  
Suite 630  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
Case No. 91-41-A

Dear Mr. Kaplow:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in part and denied in part, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:mmn  
att.  
cc: Peoples Counsel  
cc: Mr. George Gavrelis

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-41-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 207.4.C.1 BCZR to permit a building setback of 15 feet from a lot line, other than a street line, in lieu of the required 50 feet; and Section 207.4.C.2 to permit a building setback of 0 feet from a street line in lieu of the required 50 feet.

The undersigned, legal owner(s) of the property situate in Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)  
That there are unique physical conditions, including irregularity, narrowness and shallowness of lot and shape and exceptional topographical and other physical conditions peculiar to and inherent in the property; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the aforesaid provisions of these regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Stuart D. Kaplow

(Type or Print Name)

Signature

Frank, Bernstein, Conway & Goldman

210 W. Pennsylvania Ave.

Suite 630

Towson, MD 21204

City and State

Attorney's Telephone No.: 821-3103

Legal Owner(s):  
Owings Mills Limited Partnership  
By: The Rouse Company at Owings Mills, Inc.  
(Type or Print Name)

By: *[Signature]*  
Signature

ROBERT M. HAINES

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Stuart D. Kaplow

210 W. Pennsylvania Ave.

Suite 630

Towson, MD 21204

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of July, 1990, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 25th day of August, 1990, at 10:30 o'clock

-----M.

ESTIMATED LENGTH OF HEARING: 1/2 HR.

DATE FOR HEARING: 10/25/90

ALL CHECKED BY: CM DATE 2/28/91

REVIEWED BY: CM DATE 2/28/91

DAFT MCCLINE WALKER, INC. 200 East Pennsylvania Avenue Towson, Md. 21204 301 296 3333 FAX 301 296 4705  
Land Planning & Development Consultants



Land Planning  
Engineering  
Landscape Architecture  
Surveying  
Computer Design  
Graphics

Description

To Accompany a Petition for Variances

North Side of Red Run Boulevard

Southwest Side of Mill Run Circle

Fourth Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Mill Run Circle, variable width, with the centerline of Red Run Boulevard, 94 feet wide, (1) Northwestly 105 feet, more or less, measured along the centerline of Mill Run Circle, and thence (2) running southwestly at right angles to said centerline 48 feet, more or less, thence leaving said point of beginning and running and binding on said southwest side of Mill Run Circle, the three following courses and distances, viz: (1) North 66 degrees 47 minutes 25 seconds West 209.87 feet, thence (2) Northwestly by a line curving to the right with a radius of 773.00 feet for a distance of 96.39 feet (the arc of said curve being subtended by a long chord bearing North 63 degrees 13 minutes 05 seconds West 96.33 feet), and thence (3) Southwestly by a line curving to the left with a radius of 66.50 feet for a distance of 84.85 feet (the arc of said curve being subtended by a long chord bearing South 83 degrees 48 minutes 06 seconds West 79.21 feet) to the southeast side of Ramps X and Y of the Northwest Expressway, variable width, thence binding on said southeast side of Ramps X and Y, the four following courses and distances, viz: (4) Southwestly by a line curving to the right with a radius of 622.41 for a distance

Page 1 of 3

91-41-A

of 281.97 (the arc of said curve being subtended by a long chord bearing South 60 degrees 13 minutes 38 seconds West 279.57 feet), thence (5) South 42 degrees 40 minutes 24 seconds West 44.29 feet, thence (6) South 73 degrees 12 minutes 21 seconds West 142.53 feet, and thence (7) Northwestly by a line curving to the right with a radius of 696.00 feet for a distance of 453.70 (the arc of said curve being subtended by a long chord bearing North 88 degrees 07 minutes 11 seconds West 445.71 feet) to the northeast side of Owings Mills Boulevard, variable width, thence running and binding on said northeast side of Owings Mills Boulevard, the two following courses and distances, viz: (8) South 23 degrees 28 minutes 09 seconds East 197.98 feet, and thence (9) South 22 degrees 57 minutes 47 seconds East 29.15 feet to the north side of said Red Run Boulevard, thence running and binding on said north side of Red Run Boulevard, the seven following courses and distances, viz: (10) Southeastly by a line curving to the left with a radius of 241.50 feet for a distance of 77.75 feet (the arc of said curve being subtended by a long chord bearing South 78 degrees 29 minutes 11 seconds East 77.42 feet), thence (11) South 87 degrees 42 minutes 35 seconds East 221.86 feet, thence (12) Northeastly by a line curving to the left with a radius of 947.50 feet for a distance of 219.78 feet (the arc of said curve being subtended by a long chord bearing North 85 degrees 38 minutes 43 seconds East 219.29 feet), thence (13) North 79 degrees 00 minutes 00 seconds East 573.32 feet, thence (14) Northeastly by a line curving to the right with a radius of 1052.50 feet for a distance of 56.80 feet (the arc of said curve being subtended by a long chord

Page 2 of 3



91-41-A

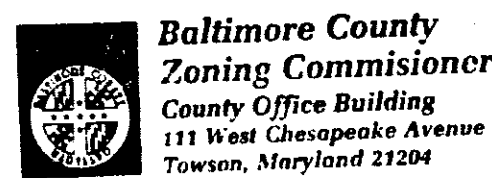
bearing North 80 degrees 32 minutes 46 seconds East 56.79 feet)  
thence (15) Northeasterly by a line curving to the left with a radius  
of 66.50 feet for a distance of 88.84 feet (the arc of said curve  
being subtended by a long chord bearing North 43 degrees 49 minutes  
06 seconds East 82.33 feet) and thence (16) Northwesterly by a line  
curving to the left with a radius of 116.50 feet for a distance of  
147.08 feet (the arc of said curve being subtended by a long chord  
bearing North 30 degrees 37 minutes 22 seconds West 137.50 feet) to  
the point of beginning; containing 6.96 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND  
IS NOT INTENDED TO BE USED FOR CONVEYANCE.  
June 5, 1990  
Project No. 89137 (L89137)



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: September 7, 1990  
Posted for: Variances  
Petitioner: Owings Mills Limited Partnership  
Location of property: SW/S Intersection of Mill Run Circle & Red Run Boulevard  
10413 Mill Run Circle  
4th Election District  
3rd Councilmanic  
Location of Sign: North side of Mill Run Boulevard opposite SW/S  
West of Mill Run Circle  
Remarks: \_\_\_\_\_  
Posted by: J. Robert Haines Date of return: September 7, 1990  
Number of Signs: \_\_\_\_\_



Date: \_\_\_\_\_  
PUBLIC HEARING FEES QTY PRICE  
020 -ZONING VARIANCE (OTHER) 1 X \$175.00  
TOTAL: \$175.00  
LAST NAME OF OWNER: ROUSE COMPANY INC

check 3131 from Deft. McCune-Walker, Inc  
B 125\*\*\*\*\*17500:8 8258F  
Please make checks payable to: Baltimore County

receipt  
No 2859

**CERTIFICATE OF PUBLICATION**

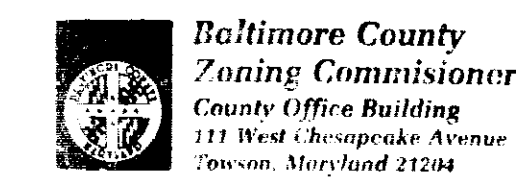
TOWSON, MD., 9/5, 1990  
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 2 successive  
weeks, the first publication appearing on 8/29, 1990

THE JEFFERSONIAN,  
S. Zeke Olson  
Publisher  
\$84.49

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 9/5, 1990  
THIS IS TO CERTIFY, that the annexed advertisement was  
published in OWINGS MILLS TIMES, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 2  
successive weeks, the first publication appearing on 8/29, 1990

OWINGS MILLS TIMES,  
S. Zeke Olson  
Publisher  
\$84.49



Date: 9/25/90 Account: R 001-6150  
Number: 91-41 No 3507  
PUBLIC HEARING FEES QTY PRICE  
020 -ZONING VARIANCE (OTHER) 1 X \$175.00  
TOTAL: \$175.00  
LAST NAME OF OWNER: ROUSE COMPANY INC

receipt  
No 3507

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

Owings Mills Limited Partnership  
c/o The Rouse Company at Owings Mills, Inc.  
P. O. Box 833  
Columbia, Maryland 21044

ATTN: ROBERT M. MINUTOLI

Re: Petition for Zoning Variance  
CASE NUMBER: 91-41-A  
SW/S Intersection of Mill Run Circle & Red Run Boulevard  
10413 Mill Run Circle  
4th Election District - 3rd Councilmanic  
Petitioner(s): Owings Mills Limited Partnership  
HEARING: TUESDAY, SEPTEMBER 25, 1990 at 10:30 a.m.

Gentlemen:  
Please be advised that \$109.49 is due for advertising and posting of  
the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)  
RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.  
DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY  
UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the  
check and the sign & post set(s) to the Zoning Office, County Office Build-  
ing, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15)  
minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there  
will be an additional \$50.00 added to the above amount for each such set  
not returned.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs

cc: Stuart D. Kaplow, Esq.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

July 30, 1990



Dennis F. Rasmussen  
County Executive

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance  
CASE NUMBER: 91-41-A  
SW/S Intersection of Mill Run Circle & Red Run Boulevard  
10413 Mill Run Circle  
4th Election District - 3rd Councilmanic  
Petitioner(s): Owings Mills Limited Partnership  
HEARING: TUESDAY, SEPTEMBER 25, 1990 at 10:30 a.m.

Variance to permit abutting setback of 15 feet from a lot line, other than a street line,  
in lieu of the required 50 feet; AND to permit a building setback of zero feet from a street  
line in lieu of the required 50 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal  
period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit  
during this period for good cause shown. Such request must be in writing and received in this office by the  
date of the hearing set above or presented at the hearing.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Owings Mills Limited Partnership  
Stuart D. Kaplow, Esq.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

September 18, 1990



Dennis F. Rasmussen  
County Executive

Stuart D. Kaplow, Esquire  
Frank, Bernstein, Conaway & Goldman  
210 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No. 462, Case No. 91-41-A  
Petitioner: Owings Mills Lmt'd Ptnrshp  
Petition for Zoning Variance

Dear Mr. Kaplow:

The Zoning Plans Advisory Committee has reviewed the plans submitted  
with the above referenced petition. The following comments are not  
intended to indicate the appropriateness of the zoning action  
requested, but to assure that all parties are made aware of plans or  
problems with regard to the development plans that may have a bearing  
on this case. Director of Planning may file a written report with the  
Zoning Commissioner with recommendations as to the suitability of the  
requested zoning.

Enclosed are all comments submitted from the members of the Committee  
at this time that offer or request information on your petition. If  
similar comments from the remaining members are received, I will  
forward them to you. Otherwise, any comment that is not informative  
will be placed in the hearing file. This petition was accepted for  
filing on the date of the enclosed filing certificate and a hearing  
scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO  
MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS  
REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Robert M. Minutoli  
Owings Mills Limited Partnership  
P.O. Box 833  
Columbia, MD 21044

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this  
18th day of July, 1990.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Owings Mills Limited Partnership

Petitioner's Attorney: Stuart D. Kaplow

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: July 30, 1990

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Owings Mills Limited Partnership, Item No. 462

The Petitioner requests a Variance to permit a building setback of 15 ft. from a lot line, other than a street line, in lieu of the required 50 ft.; and to permit a building setback of 0 ft. from a street line in lieu of the required 50 ft.

In reference to the Petitioner's request, staff offers the following comments:

- Owings Mills, Parcel B, received CRG approval on December 12, 1985 (Case No. IV-240).
- CRG approval is required, however, for Parcel C.
- A waiver request (W-90-232) was denied on June 29, 1990.
- An architectural cross-section of the area of the building overlooking Red Run Boulevard shall be submitted to the Deputy Director of the Office of Planning and Zoning.

Staff has had many meetings with the Rouse Company regarding the Petitioner's request. Several design alternatives have been presented to this office. The Alternate 3 proposal is acceptable because it would provide an above-grade setback of 20 ft. from the property to Red Run Boulevard. This proposal also includes the deletion of four (4) above-grade parking spaces at the southwest corner of the parking deck, and the shifting of the deck 5 ft. to the north while maintaining a 176 ft. wide parking deck.

Should the Petitioner's request be granted, staff offers the following conditions:

- A landscape plan shall be filed with the Baltimore County landscape planner prior to the issuance of any building permits.

02 1990

Owings Mills Limited Partnership, Item No. 462  
Page Two  
July 30, 1990

Additional information regarding the project may be provided at a later date.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM462/ZAC1

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
FROM: Robert W. Bowling, P.E.  
SUBJECT: Zoning Advisory Committee Meeting  
for July 17, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 458, 459, 461, 463 and 465.

For items 468 and 462, County Review Group Meetings are required.

Robert W. Bowling  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

AWB:W

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JULY 11, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C.E.B.

SUBJECT: ZONING ITEM #: #462  
PROPERTY OWNER: Owings Mills Limited Partnership  
LOCATION: SW/S Intersection of Mill Run Circle and Red Run Blvd (#10413 Mill Run Circle)  
ELECTION DISTRICT: 4th  
COUNCILMANIC DISTRICT:

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ☒ PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ☒ PARKING LOCATION
- ☒ NUMBER PARKING SPACES
- ☒ BUILDING ACCESS
- ☒ RAMPS (degree slope)
- ☒ CURB CUTS
- ☒ SIGNAGE
- ☐ PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- ☒ A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- ☐ A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ☐ STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- ☒ OTHER - Due to set backs plans must comply with requirements for type of construction, height, and area.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

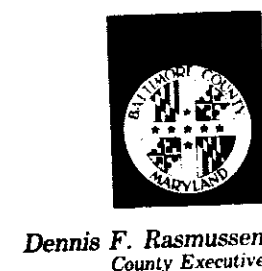
THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(801) 887-4500

Paul H. Reincke  
Chief

JULY 5, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: OWINGS MILLS LIMITED PARTNERSHIP  
Location: #10413 MILL RUN CIRCLE  
Item No.: 462 Zoning Agenda: JULY 17, 1990

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Building shall have paved access for fire apparatus within 30 feet of front side of building.

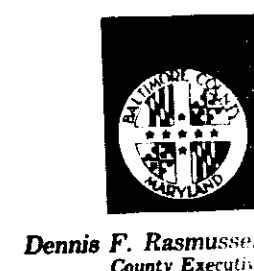
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Pat Keller 7-12-90 Noted and Approved C. W. Brady, Jr.  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 406  
Towson, Maryland 21204  
(801) 887-3554

July 17, 1990



Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 458, 459, 460, 461, 462, and 465.

Very truly yours,

Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lw

RECEIVED  
JUL 24 1990  
ZONING OFFICE

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 10, 1991

Stuart D. Kaplow, Esquire  
Frank, Bernstein, Conaway and Goldman  
210 W. Pennsylvania Avenue  
Suite 630  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
Case No. 91-41-A  
Owings Mills Ltd. Partnership, Petitioner

Dear Mr. Kaplow:

It has come to my attention that I have not received the final draft regarding the above captioned case.

I intend to dismiss this matter if I am not in receipt of the Order on or before February 15, 1991.

Very truly yours,

J. Robert Haines  
Zoning Commissioner

JRH:mmm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWH  
Mr. Powell / EIRS  
Mr. Pilson / WSS  
Mr. Flowers / CBCA  
Mr. Fisher / Planning  
Mr. Richards / Zoning  
Mr. Bowling / DED  
Mr. Famili / Traffic  
Mr. Weiss / Sanitation  
Mr. Beaumont / Land Acq.  
Ms. Lutz / House Nos.  
Capt. Kelly / Fire Dept.  
Mr. Kincer / Rec.& Parks  
Mr. Brocato / SHA  
Ms. Killian / Assessments  
Mr. Butcher / C&P

DATE: October 29, 1990

FROM: Susan Wimbley  
Bureau of Public Services

SUBJECT: District: 4C3  
Project Name: Owings Mills Town Center Pa.C.  
Project No.: 90435  
Engineer: Duff, McCune, and Walker, Inc.  
Phone No.: 296-3333

ACTION REQUESTED:  
CRG Plan Review (Meeting Waived) :XX W-90-232  
CRG Plan Refinement Review :  
CRG Non-Material Amendment Review :  
CRG Plan Approval Extension Review :  
Planhandle Minor CRG Plan Review :  
Minor Subdivision Review :

Please review the attached plan for compliance with current regulations and return comments to our office by 11/19/90. If you have no comments or do not need to review this plan, please indicate by placing your initials here \_\_\_\_\_

Thank you for your attention to our request.

SDW:mmm  
cc: File



OWINGS MILLS TOWN CENTER  
PARCEL "C"  
W-90-232

Plan Date: 10/26/90  
Comments Due: 11/19/90  
Comments Date: 12/14/90

Be aware of Section 207.8 (B.C.Z.R.) concerning required C.R.G. approval.

A public hearing for zoning variance was filed with this office under Item #462 requesting:

"Variance from Section 207.4C.1, B.C.Z.R., to permit a building setback of 15 feet from a lot line, other than a street line, in lieu of the required 50 feet; and Section 207.4C.2 to permit a building setback of 0 feet from a street line in lieu of the required 50 feet."

The C.R.G. waiver plan does not agree with the public hearing plan. The revisions must be clearly listed and included on a hearing plan, which must be submitted to the hearing officer for acceptance at the earliest possible date. The changes in plan can affect the outcome of the public hearing, if not addressed in a timely manner.

In addition to the following, if any other plan deficiencies exist, they must also be addressed:

- Four lots have been created where only one is shown on the hearing plan.
- A.O.S. subtotals are not clear as to location on each lot and do not add up. (Example - Lot #1 appears to have 1.31 acres A.O.S., not 1.34; therefore, the square feet/percentage figure is wrong.)
- A setback is requested at zero feet from street line and no such dimension is shown. Clarify this on the plan.

OWINGS MILLS TOWN CENTER  
PARCEL "C"  
W-90-232  
Page 2

4. Show front building orientation.

5. These comments are not intended to approve Lot #4 for development; however, be aware that if Lot #4 is to be developed without integrating with Lot #3 per S.207.4C.1 (B.C.Z.R.), then 50 feet setbacks for both lots must be shown on the plan.

6. Note compliance with S.207.4C (B.C.Z.R.) by documenting that the zero feet setbacks or connecting structures or contiguous lots will have expressed approval of the contiguous lot owner.

7. Address all performance standards under S.207.7A-D (B.C.Z.R.).

Provide a zoning history by case number on the plan including the date of the last Order, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, item number 462.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

JOHN L. LEWIS  
PLANNER II

JLL:scj

cc: Current Planning  
Zoning File - Item #462  
Waiver File

LAW OFFICES  
FRANK, BERNSTEIN, CONAWAY & GOLDMAN

300 EAST LOMBARD STREET  
BALTIMORE, MARYLAND 21202  
(301) 622-3800  
10227 WINDCUP CIRCLE  
COLUMBIA, MARYLAND 21044  
(301) 730-8477  
7799 LEEBURN PIKE  
TYBONS CORNER, VIRGINIA 22043  
(703) 852-4670  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
(301) 821-3100  
FACSIMILE (301) 821-316  
CABLE TELETYPE  
TELEX 879229  
118 WEST CHURCH STREET  
FREDERICK, MARYLAND 21701  
(301) 682-2009  
6701 DEMOCRACY BOULEVARD  
BETHESDA, MARYLAND 20817  
(301) 857-8282  
WRITER'S DIRECT NUMBER  
821-3103

February 11, 1991

HAND-DELIVERY

J. Robert Haines, Zoning Commissioner  
County Office Building  
111 W. Chesapeake Avenue  
Towson, MD 21204

RE: Petition for Zoning Variance  
Owings Mills Limited Partnership  
Case No. 91-41-A

Dear Bob:

Please find enclosed a final draft of a proposed order for the above-noted Petition for zoning variance.

I am confident that you will find this order substantially acceptable, however, let me draw your attention to two matters.

Please note the way that I dealt with Pat Keller's recommendation of July 30, 1990. As you will recall, as a result of discussions with the Office of Planning and Zoning, we sought relief consistent with their recommendation and the plat. Petitioner's Exhibit 2, is consistent with their recommendation. That recommendation resulted in a variance for the building setback along Red Run Boulevard of 20 feet from the street line and not the 0 feet originally requested, in lieu of the required 50 feet.

Also, please be aware that throughout the Order I have described the plat as "conceptually described in the preliminary site plan that is Petitioner's Exhibit 2." While I believe that language is consistent with enumerated note 7 on the plat which indicates that the site plan is preliminary and is subject to minor change, I am aware that it is non-standard. It is of great

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

J. Robert Haines, Zoning Commissioner  
February 11, 1991  
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import to the Rouse Company on this project because, as you may have read in press accounts, the lead tenant that was contemplated for this project has located elsewhere and some minimal flexibility may be required. Specifically, it is the issue of lot lines for financing purposes that causes the client concern. My fear in not describing the plans as conceptual and as a preliminary site plan is that your office might have difficulties if lot lines were added to the CRG plan.

In any event, I would like to speak with you about this Order before it is signed.

Thanking you for all of your courtesies, I am,

Sincerely,

Stuart D. Kaplow

SDK:cc  
Enclosures

ALTIMORE COUNTY  
OF PLANNING AND ZONING  
ICIAL ZONING MAP

SCALE  
" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

OWINGS MILLS

91-41-A

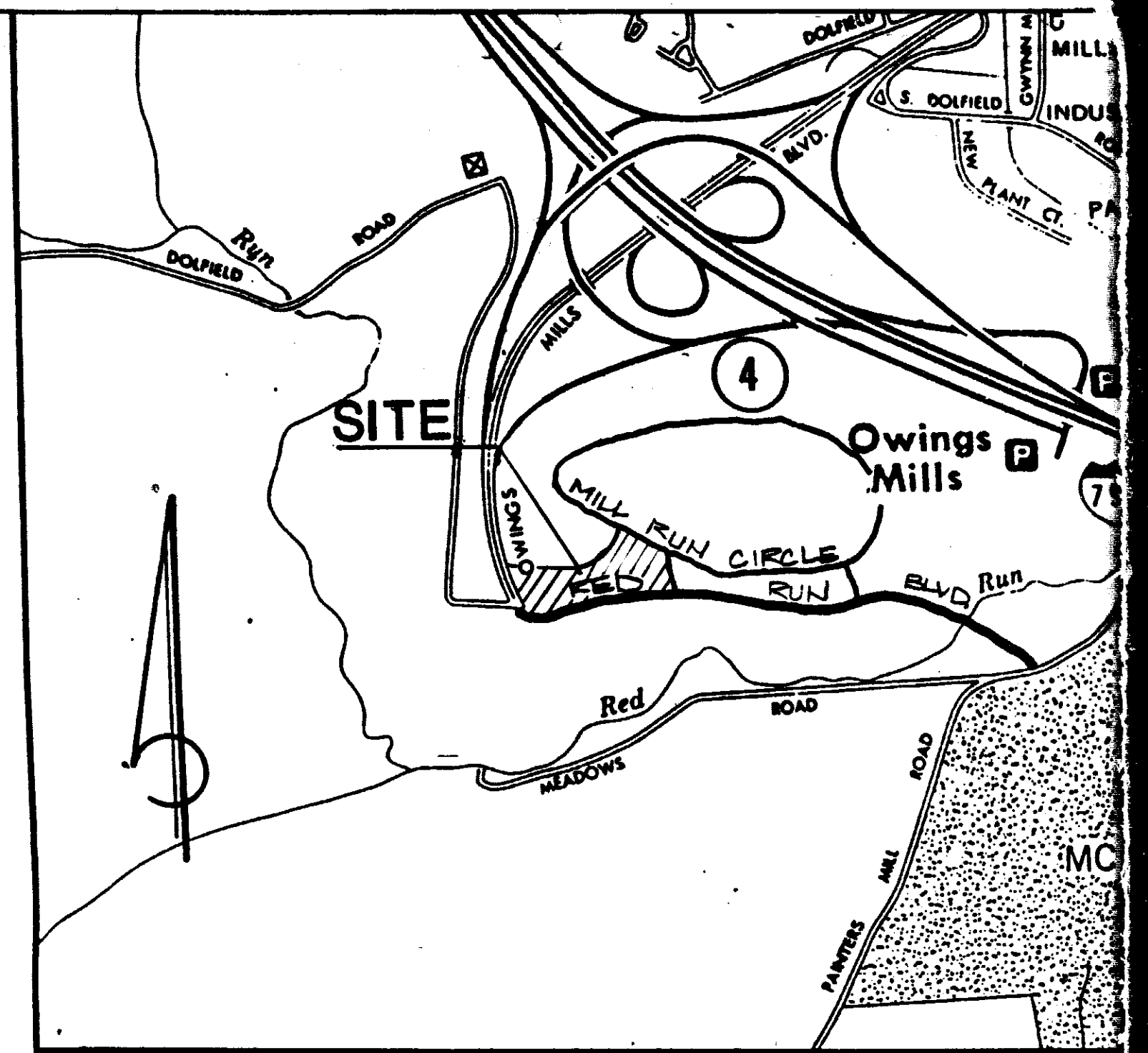
SHEET

N.W.  
10-1

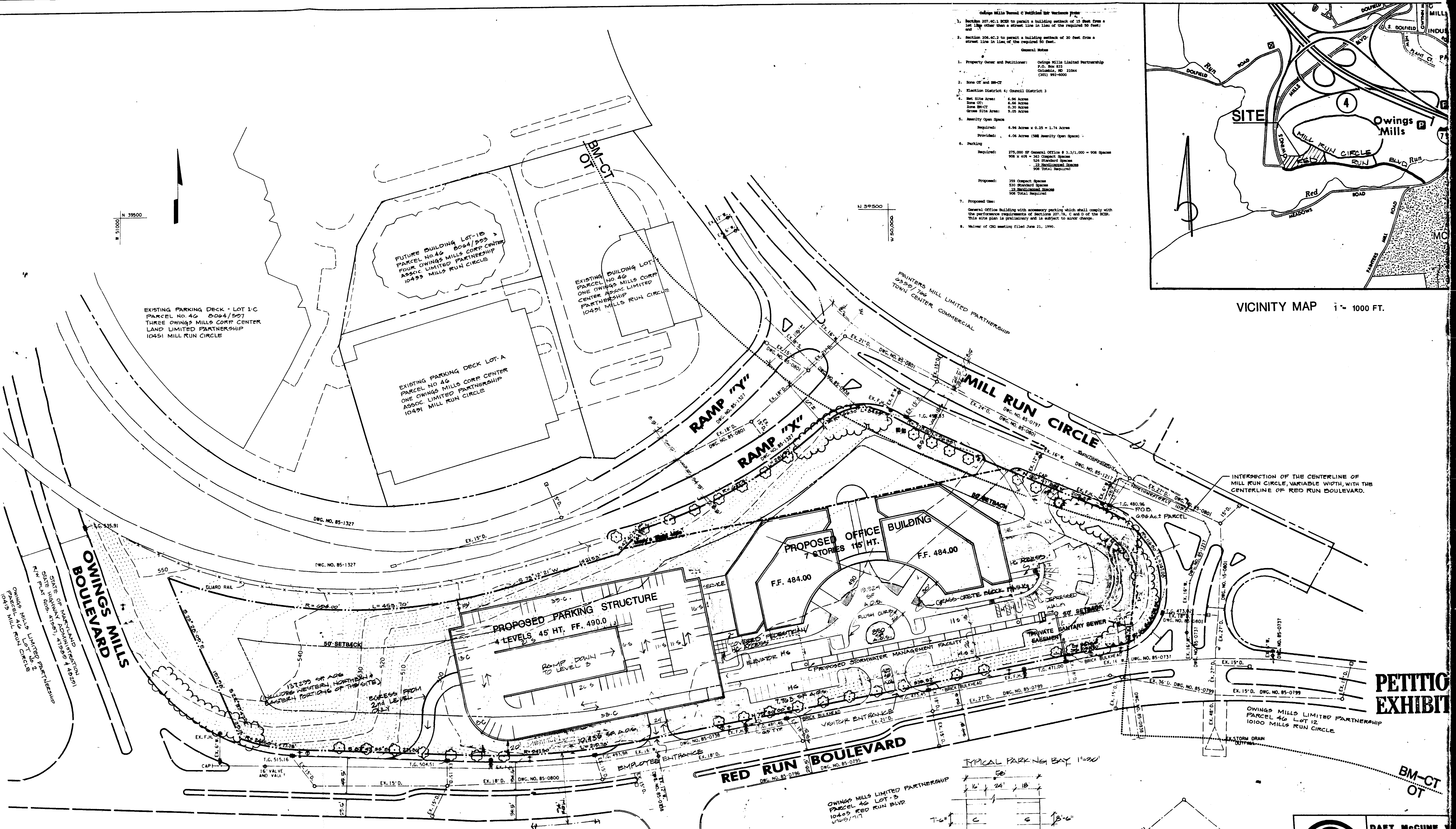
462



- Owings Mills Parcel C Petition for Variance from
- Section 207.4C.1 BCR to permit a building setback of 15 feet from a lot line other than a street line in lieu of the required 50 feet; and
  - Section 206.4C.2 to permit a building setback of 20 feet from a street line in lieu of the required 50 feet.
- General Notes
- Property Owner and Petitioner: Owings Mills Limited Partnership  
P.O. Box 833  
Columbia, MD 21044  
(301) 992-0000
  - Name of and 88-CT
  - Election District 4; Council District 3
  - Net Site Area: 6.96 Acres  
Zone 27: 6.46 Acres  
Zone 88-CT: 0.20 Acres  
Gross Site Area: 9.00 Acres
  - Amenity Open Space  
Required: 6.96 Acres x 0.25 = 1.74 Acres  
Provided: 4.06 Acres (588 Amenity Open Space)
  - Parking  
Required: 275,000 SF General Office @ 2.3/1,000 = 908 Spaces  
508 x 401 = 343 Compact Spaces  
548 Standard Spaces  
132 Handicapped Spaces  
508 Total Required  
Proposed: 350 Compact Spaces  
520 Standard Spaces  
132 Handicapped Spaces  
508 Total Provided
  - Proposed Use:  
General Office Building with accessory parking which shall comply with the performance requirements of Sections 207.7A, C and D of the BCR. This site plan is preliminary and is subject to survey change.
  - Waiver of CCR submitted filed June 21, 1990.

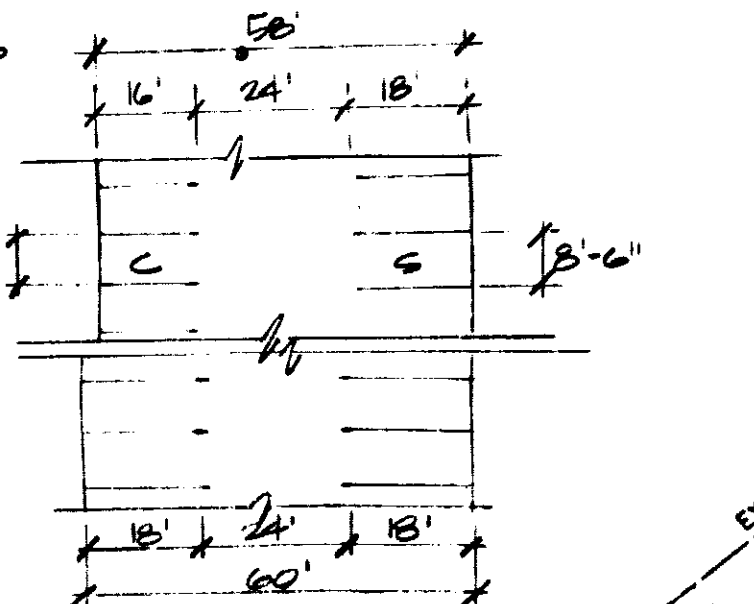


VICINITY MAP 1" = 1000 FT.



PETTIG  
EXHIBIT

TYPICAL PARKING BAY 1" = 20'



PARKING SUMMARY

LEVEL	STANDARD	COMPACT	HANDICAPPED	TOTAL
1	124	82	6	212
2	24	91	6	220
3	130	93	6	229
4	85	93	6	178
SURFACE	67			67
	550	359	19	908

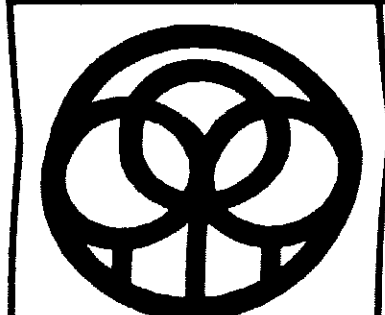
308 PRINTED

SEP 2 1 1990

DAFT-MCCUNE-WALKER, INC.

NOTE  
ALL HANDICAPPED RAMP, SIGNAGE, PARKING SPACES SHALL COMPLY WITH STANDARDS SET FORTH IN THE VARIOUS BUILDING CODE FOR THE HANDICAPPED REGULATION C.B. 10.07

PARKING NOTES

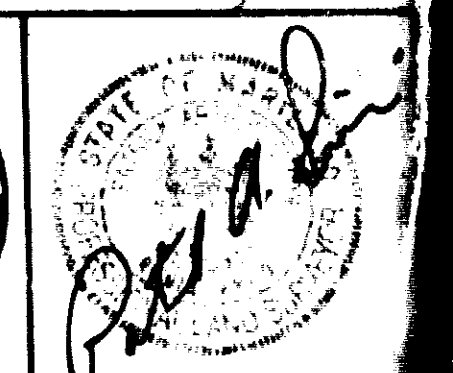
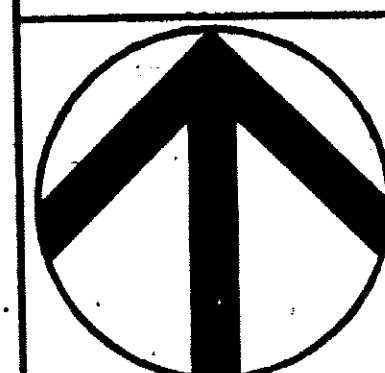


DAFT MCCUNE  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS SURVEYORS  
100 EAST PENNSYLVANIA AVENUE  
TOWSON, MD 21204  
TELEPHONE: 301.296.1533

REVISED PLAN AND PLAN  
TO ACCOMPANY PETITION FOR

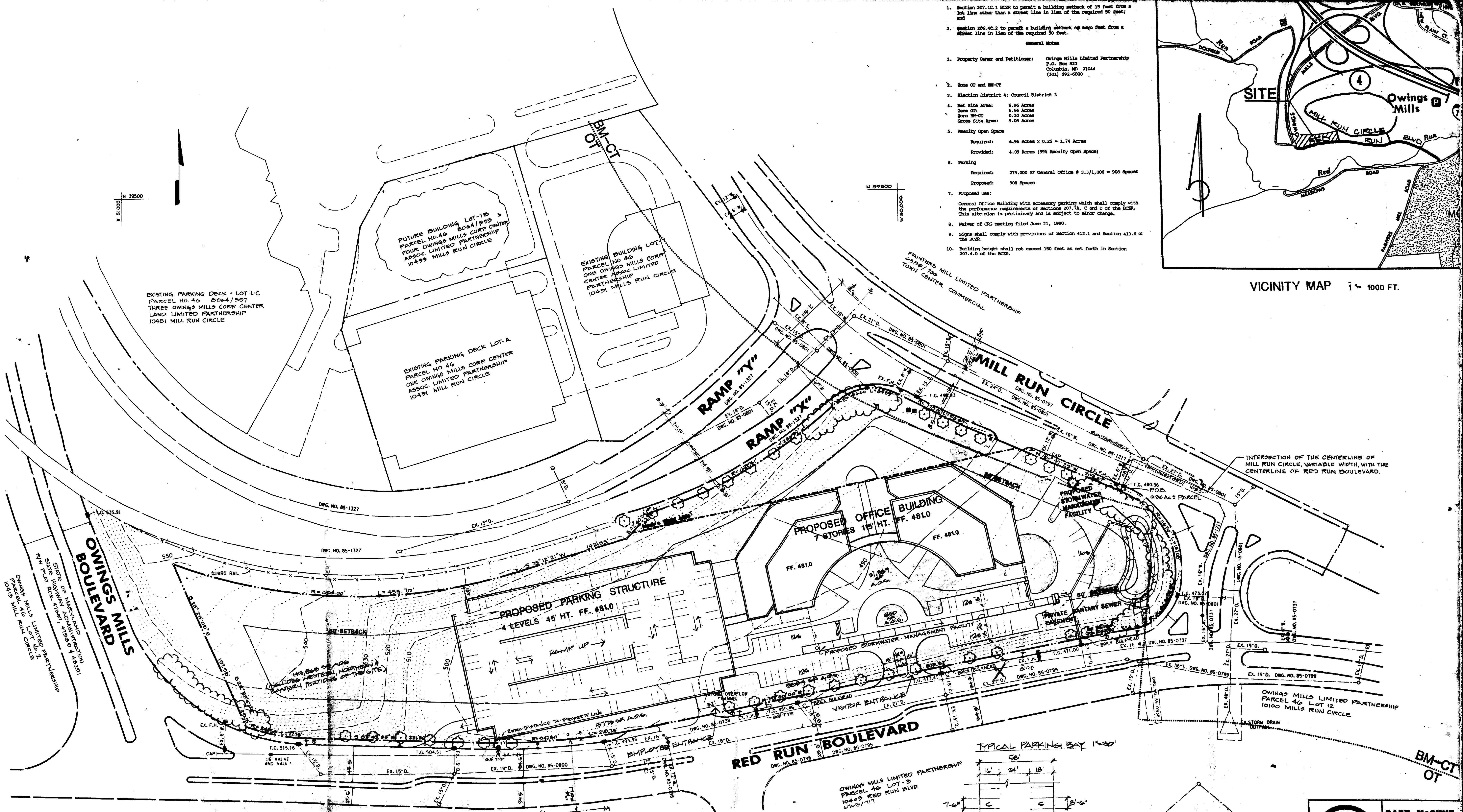
Owings Mills Parcel

10413 MILL RUN CIRCLE  
ELECTION DISTRICT 4 COUNCILMAN'S

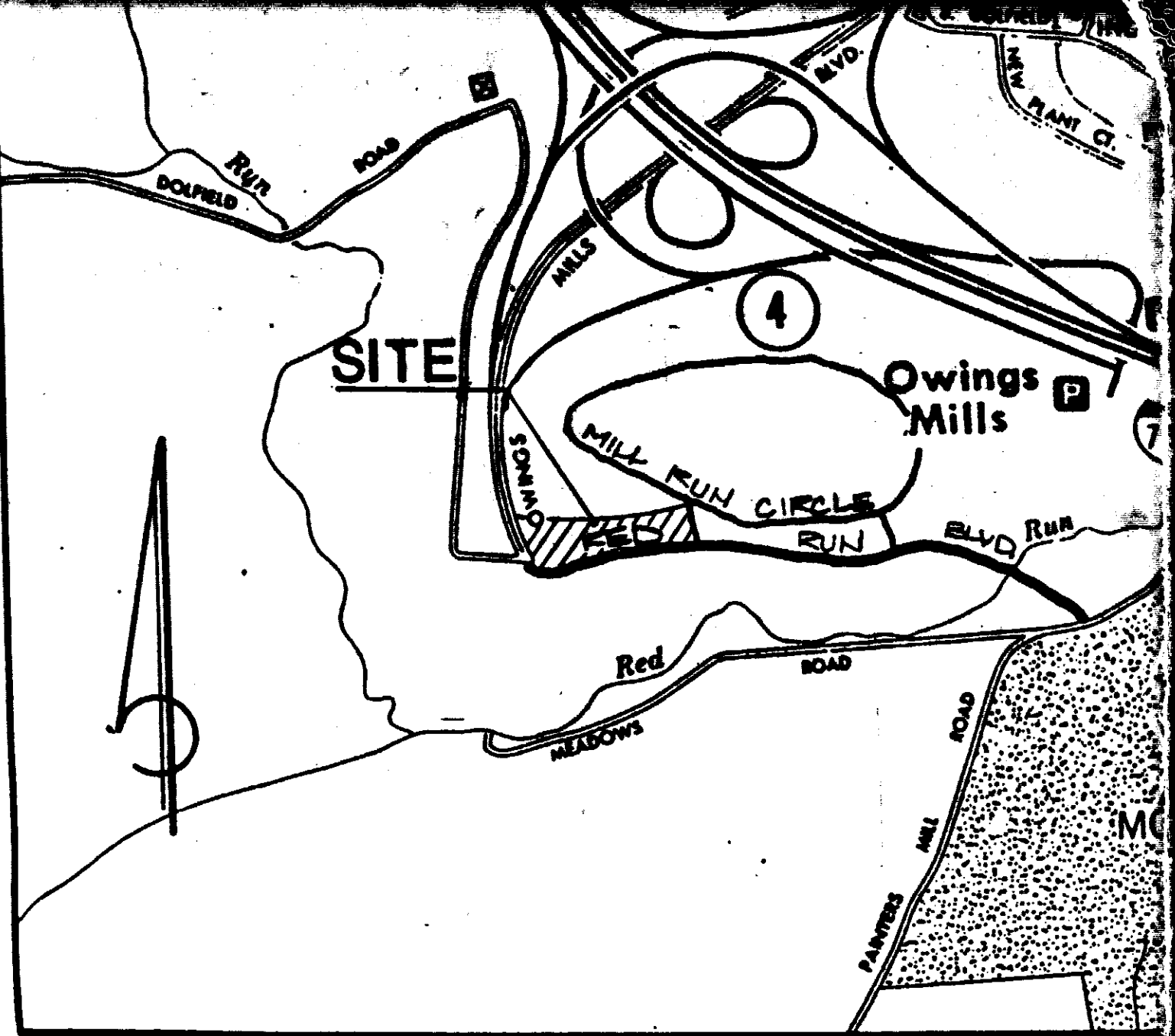


DATE REVISIONS

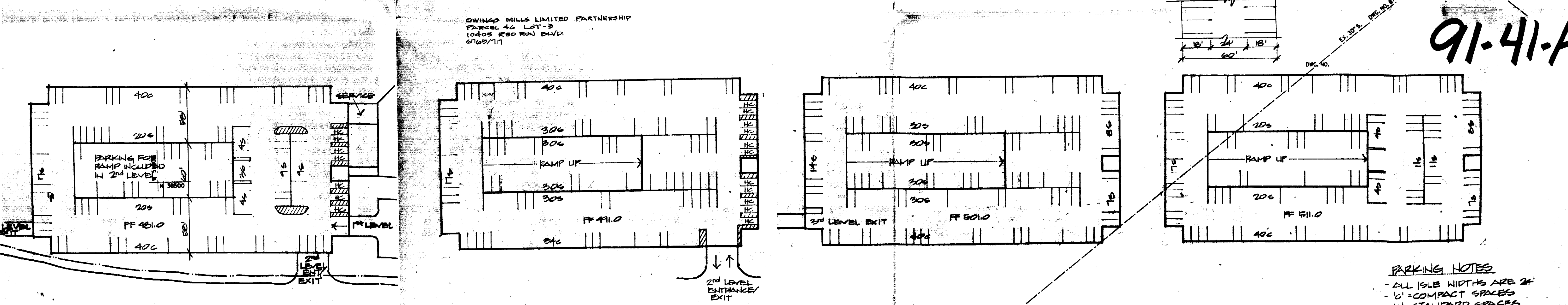




- Section 207.4C.1 BCR to permit a building setback of 15 feet from a lot line other than a street line in lieu of the required 50 feet; and
  - Section 206.4C.3 to permit a building setback of 50 feet from a street line in lieu of the required 50 feet.
- General Notes
- Property Owner and Petitioner: Owings Mills Limited Partnership  
P.O. Box 823  
Columbia, MD 21044  
(301) 992-0000
  - Zone OT and MM-CT
  - Election District 4; Council District 3
  - Net Site Area: 6.96 Acres  
Zone OT: 6.66 Acres  
Zone MM-CT: 0.30 Acres  
Gross Site Area: 9.05 Acres
  - Amenity Open Space  
Required: 6.96 Acres x 0.25 = 1.74 Acres  
Provided: 4.09 Acres (59% Amenity Open Space)
  - Parking  
Required: 275,000 SF General Office @ 3.3/1,000 = 908 Spaces  
Proposed: 908 Spaces
  - Proposed Use:  
General Office Building with accessory parking which shall comply with the performance requirements of Sections 207.7A, C and D of the BCR. This site plan is preliminary and is subject to minor change.
  - Waiver of CRC meeting filed June 21, 1990.
  - Signs shall comply with provisions of Section 413.1 and Section 413.6 of the BCR.
  - Building height shall not exceed 150 feet as set forth in Section 207.4.D of the BCR.



VICINITY MAP 1" = 1000 FT.



**DAFT McCune**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS SURVEYORS  
300 EAST PENNSYLVANIA AVENUE  
TOWSON, MD 21204  
TELEPHONE 301-296-1333

**PLAN AND PLAT  
TO ACCOMPANY PETITION FOR**

**Owings Mills Park**

10419 MILL RUN CIRCLE  
ELECTION DISTRICT 4 COUNCILMAN

DATE	REVISIONS

91-41-A